



**Planning Commission
Minutes of the April 19, 2018 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

**ATTENDEES
PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Present
Cynthia McCollum, CAPZO	Absent
Steve Ryder, CAPZO	Absent
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Megan Zingarelli, City Attorney.

REGISTERED PUBLIC ATTENDEES

Kenny Saddler, Jackie Whitaker, Heath Galloway, Theodore Ferrell, David Rogers, John Hoover, Daniel Hopkins, Matt Butler, Michael Dehmlow, Noelle Dehmlow, Kevin Li, Terri Johnson, Joe Murphy, Mecca Musick, Allen Miller, Jason Phillips, Mark Hughes, Jackie Jacobs, Edward Jacobs.

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the March 22, 2018 regular meeting. Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye

Stephen Brooks	Abstain
Lewie Bates	Abstain
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Master Plan Amendments

1. **West Side Master Plan** (MP 2018-003) to adopt an updated citywide transportation plan.
Location: Extent of City Limits contained within Limestone County and Madison County.
Applicant/Property Owner: City of Madison

Applicant Comments

Mrs. Broeren stated that the City of Madison had been working on a transportation plan update to the Transportation Master Plan for about a year, and it retained the consulting firm J.R. Wilburn and Associates (JRW) to facilitate a collaborative effort with a steering committee comprised of City staff, volunteers, and Croy Engineering. Mrs. Broeren introduced Mr. James R. "Rod" Wilburn (President & CEO) to present his findings to the Planning Commission.

Consultant's Report

Mr. Wilburn stated that he had a great experience working with City staff and volunteers on this long range project. Mr. Wilburn presented a brief report on the current and projected conditions, different types of transportation modes, complete streets and access management, and recommendations for implementation. Mr. Wilburn reiterated that staff was very knowledgeable and helpful with providing and processing data, and understanding community dynamics to model future projections.

Mr. Brooks and Mr. Bates asked about the probability of a planned roundabout scheduled to be constructed in 2018 actually becoming a reality. Mr. Chynoweth stated that the City is still waiting for the Federal Government to fund their part of the design.

Mr. Wilburn thanked the City for the opportunity to work on the project.

Public Comments

None.

Commission Comments

Mr. Potter commented that the housing data generated for the city wide transportation plan was instrumental in facilitating the process of the Growth Committee.

Motion:

Mr. Potter motioned to approve Resolution No. 2018-001-PC adopting the 2040 Transportation Master Plan. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

2. **West Side Master Plan Amendment (MP 2018-002)** to change the place type from MRC (Mixed Residential Conservation) and PNA (Parks & Natural Area) to SSF (Suburban Single-Family) for 79 acres.

Location: North of Huntsville-Browns Ferry Road, East of Holladay Boulevard

Applicant: Focus Investments, LLC

Property Owner: Burgreen Farms Land Holdings, LLC

Applicant Comments

John Hoover, representing the applicant, stated that this was a rezoning request to convert the property to R2 to accommodate a 17 acre development of medium density, single family homes.

Staff Report

Johnny Blizzard stated that the WSMP recommends residential and park/natural area uses for the subject site. However, the request to develop 79 acres with R2 densities deviates from goals established in the WSMP to create a town center at the location of the Village at Oakland Springs making it a focal point for mixed use development and walkable neighborhoods. Mr. Blizzard stated that the place types established on adjacent and nearby properties, including the subject property, have been established to reinforce and expand a mixed use development pattern. Mr. Blizzard also indicated that the Madison City School District has continued to express opposition to new residential development due to concerns about school capacity.

Mr. Blizzard stated that staff believes that a plan for residential development consistent with goals for the area, and that is more responsive to the property's conditions, is achievable in the future. Staff recommended denial of the WSMP amendment and zoning map amendment as requested.

Public Comments

Ms. Terry Johnson stated that she supports staff's recommended denial of the WSMP amendment and zoning map amendment as requested. Ms. Johnson also stated that this development should be delayed until residents of the City vote on measures impacting future growth trends.

Mary Beth Broeren reminded the commission of an email communication in their information packets, from Mr. Marshall who was also opposed to the WSMP amendment and zoning map amendment as requested.

Commission Comments

Mr. Brooks asked if Mr. Marshall's property was within the City's limits. Mrs. Broeren stated that the property was unincorporated.

Mr. Wesson asked if there was a proposed subdivision layout available for the property to be rezoned. Mrs. Broeren and Mr. Blizzard stated that there was no official subdivision layout for consideration, nor was it required for the purpose of the zoning map amendment.

Mr. Potter asked if there was any development agreement between the City and the developer. Mr. Potter stated that he wished to see development agreements to delay high density developments, which would help mitigate the negative impacts of growth on the school system.

Council Member Seifert stated that there have been discussions at work sessions, about various strategies to appropriately balance the City's growth and the capacity of the school system. Mr. Seifert stated that a request will be made of the Mayor and staff to develop a plan to be used by City Council to create policy and guidelines for managing growth within the city.

Mr. Wesson asked about the timeline for new policies and guidelines from the City Council. Mr. Seifert stated he would like to see guidelines within the next month, however, he noted that it might be challenging given the current workload of staff.

Mrs. Broeren informed the Commission that staff suggested a continuation of this project to the applicant in the absence of specific guidance on the growth issue, however, the applicant decided against a continuation.

Mr. Brooks asked if housing projects like this one and similar were being deterred from Planning Commission due to the absence of growth impact guidelines, and if so, how did this project make it on the agenda. Mrs. Broeren stated that there was at least one other project that had similar circumstances and was brought before the Planning Commission. Mrs. Broeren also stated that staff recommendations are crafted on adopted plans, and signals from public discussions on various issues impacting individual projects.

Motion:

Mr. Brooks motioned to continue the Zoning Map Amendment (ZMA 2018-001) to a date uncertain. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Nay
Mike Potter	Nay
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Annexations & Zoning Map Amendments

3. **Zoning Map Amendment** (ZMA 2018-005) to rezone 79 acres from AG (Agriculture District) to R2 (Medium Density Residential District)
Location: North of Huntsville-Browns Ferry Road, East of Holladay Boulevard
Applicant: Focus Investments, LLC
Property Owner: Burgreen Farms Land Holdings, LLC

Applicant Comments

Contained in Item 2 (West Side Master Plan Amendment) of the public hearing.

Staff Report

Contained in Item 2 (West Side Master Plan Amendment) of the public hearing.

Public Comments

Contained in Item 2 (West Side Master Plan Amendment) of the public hearing.

Commission Comments

Contained in Item 2 (West Side Master Plan Amendment) of the public hearing.

Motion:

Mr. Brooks motioned to approve the zoning map amendment for Focus Investments (ZMA 2018-005) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye

Lewie Bates	Nay
Mike Potter	Nay
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

4. **Property Owner:** Michael R. & Noelle Dehmlow **Annexation** (ANN 2018-001)/**Zoning Map Amendment** (ZMA 2018-003) to annex 201 Patricia Drive and zone the property R2 (Medium Density Residential District) upon annexation.

Location: 210 Patricia Road (North of Old Madison Pike, West of Slaughter Road)

Applicant: Michael R. Dehmlow

Property Owner: Michael R. & Noelle Dehmlow

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this property is part of the Skyline Acres subdivision and approximately 50% of the lots are already annexed into the City. Mr. Blizzard also stated that previous annexations in this community occurred individually and lots were automatically zoned AG (Agriculture). However, since the zoning enabling legislation in 2009, the City pre-designated annexed lots in the Skyline Acres community as R1B (Low Density Residential District). Mr. Blizzard explained that this designation was used because sanitary sewer is not required within the R1A zoning district. Mr. Blizzard stated that this lot meets the R2 (Medium Density Residential) dimensional standard, and this zoning classification would ensure the lots are compliant and still protect the characteristics of this single-family subdivision, while allowing future sewer connectivity. Mr. Blizzard stated that staff recommends approval and the request be forwarded to the City Council for adoption.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the annexation of 210 Patricia Road (ANN 2018-002) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye

Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Motion:

Mr. Potter motioned to approve the zoning map amendment for 210 Patricia Road (ZMA 2018-003) and forward to the City Council for adoption. Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

5. **Amendment** (ZMA 2018-006) to rezone 1.45 acres from M1 (Restricted Industrial District) to B3 (General Business District)

Location: Northeast corner of Madison Boulevard and Research Boulevard

Applicant: 2b Design Studio, LLC

Property Owner: Madison-West, Inc.

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this is a request to change from M1 to B3 zoning. Mr. Blizzard also stated that the reduced setback required along right-of-ways in the B3 District is more conducive to development of the group of small lots. Mr. Blizzard stated that staff recommends approval and the request be forwarded to the City Council for adoption.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the zoning map amendment for Madison-West Properties (ZMA 2018-006) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

6. **Zoning Map Amendment (ZMA 2018-004)** to rezone 5.00 acres from M1 (Restricted Industrial District) to B3 (General Business District)

Location: South of Madison Boulevard at the terminus of Hughes Road

Applicant: GP Retail, LLC

Property Owner: Dr. James G. McMurray

Applicant Comments

David Rogers, representing the applicant, stated that he was available for any questions.

Staff Report

Mr. Blizzard stated this is a request to rezone approximately five acres from M1 to B3 zoning, to facilitate marketing the property for regional retail sales and services. Mr. Blizzard stated that this property is in the path of the proposed Hughes Road Overpass. Mr. Blizzard explained that if a development was constructed on this site, that there is still approximately three acres west of the currently proposed Hughes Road Overpass path that can still be developed, which will not hamper the overpass construction. Mr. Blizzard stated that there are no immediate plans or proposed dates for the construction of the Hughes Road Overpass. Mr. Blizzard stated that staff recommends approval and the request be forwarded to the City Council for adoption.

Public Comments

None.

Commission Comments

Mr. Brooks asked if there was any risk to a developer who constructed a building in the path of the proposed Hughes Road Overpass. Mrs. Broeren stated that risks exist for every business and that the facts surrounding the proposed overpass had been disclosed to the applicant. Mrs. Broeren also stated that the City will support a development on this property so long as it is consistent with the City's zoning.

Motion:

Mr. Bates motioned to approve the zoning map amendment for the McMurray property (ZMA 2018-004) and forward to the City Council for adoption. Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

7. Nature's Trail Subdivision (LP 2018-001)

Layout Amendment to reduce the number of lots to 148 on 62.05 acres

Location: North of Powell Road, East of Bowers Road

Applicant:/Property Owner: Smart Living, LLC

Applicant Comments

Jeff Mullins, representing the applicant, stated this is a multi-phase project which previously had 60 feet wide lots, which were now changed to 90 feet wide lots. He also stated he would be willing to answer questions.

Staff Report

Mr. Blizzard stated that the layout amendment includes a reduction in the overall lot count from 162 lots to 148 lots, and a street reconfiguration to eliminate the cul-de-sac at the northwestern side of the property. Mr. Blizzard also stated that a stub street into the common area location of the east side of the subdivision has been replaced with a 20 foot wide strip extended north, connecting the Common Area to the Innocent Trail right-of-way. Mr. Blizzard stated that staff recommends approval with a contingency.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the layout amendment (LP 2018-001) with contingencies.

Planning Department

1. Extend Common Area 'D' to Innocent Trail with a 20 feet strip.

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

8. **Nature's Trail, Phase 2 (PP 2018-004)**
Preliminary Plat/Construction Plans for 100 Lots on 40.41 acres
Location: North of Powell Road, East of Bowers Road
Applicant/Property Owner: Smart Living, LLC

Applicant Comments

Jeff Mullins, representing the applicant, requested approval.

Staff Report

Mr. Blizzard stated that the construction of "Phase 2" will complete Nature's Trail Subdivision. And the preliminary plat and construction plans meet all applicable regulations. Mr. Blizzard stated that staff recommends approval, pending contingencies.

Public Comments

None.

Commission Comments

Mr. Potter asked if "Finished Floor" referred to floor elevation. Mr. Blizzard stated that he was referencing floor elevation.

Mr. Wesson asked if the 20 feet strip included the construction of a sidewalk. Mr. Blizzard stated that the "20 feet Strip" would be an undeveloped parcel.

Mr. Seifert asked if this was a previously approved project in terms of the residential units being accounted for in growth projections. Mrs. Broeren stated that it was previously approved.

Motion:

Mr. Books motioned to approve the preliminary plat and construction plans for Nature's Trail, Phase 2 (PP 2018-004), with contingencies.

Planning Department

1. Layout amendment must be approved.
2. The following sheets do not have a north arrow 4, 5, 6
3. Signatures:
 - 1) North Alabama Gas
 - 2) Athens Utilities
 - 3) Limestone County Water & Sewer
4. Provide access to Common Area D by extending it to Innocent Trail with at least a 20 foot wide strip.

Engineering Department

1. Adjust lot lines to remove lot line from drainage ways, align better with existing property corners, etc.
2. Provide MFFE for each lot
3. The drainage at the rear of lot 61 thru lot 69 does not meet city requirements.
4. Label all centerline intersections on profile sheets.
Label all centerline intersection station equations.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

9. **Brier Creek, Phase 2 (FP 2018-003)**

Final Plat for 3 lots on 3.33 acres

Location: 871 Mill Road (Northwest corner of Mill Road and Mose Chapel Road)

Applicant: J.M. Phillips Engineering

Property Owner: Summit Properties, LLC

Applicant Comments

Jason Phillips, representing the applicant, stated he was willing to answer questions.

Staff Report

Mr. Blizzard stated that the subdivision has an approved preliminary plat and lots will have direct access to either Mose Chapel Road or Mill Road. Mr. Blizzard also stated that only the lot currently with a house on it will be required to install a sidewalk with the subdivision. Sidewalks for the other lots will be installed by the home builder at the time of home construction. Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the final plat for Brier Creek, Phase 2 (PP 2018-003) with contingencies.

Planning Department

1. Signatures:
 - 1) Dedication
 - 2) Mortgage Holder, if applicable
 - 3) Notary
 - 4) North Alabama Gas
 - 5) Huntsville Utilities

Engineering Department

1. Provide Letter of Credit for sidewalk Performance for Lots 4A and 4C.

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

10. Interstate Commercial Park, Phase 1 (FP 2018-002)

Final Plat for 4 commercial lots on 6.05 acres

Location: South of Madison Boulevard at the terminus of Lanier Road

Applicant: Croy Engineering, LCC

Property Owner: Nest Holdings, LLC

Applicant Comments

Allen Miller, representing the applicant, requested approval.

Staff Report

Mr. Blizzard stated that the subject site is a commercial subdivision of 6.05 acres into four lots which will contain one cul-de-sac street. Mr. Blizzard identified lot #4 as partially in an unstudied flood zone, however, the subdivision complies with City zoning regulations. Mr. Blizzard also stated that the proposed property line between lot #2 and #3 was moved 10 feet to the north and that the final layout will be adjusted. Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the certified plat for Hughes Road Subdivision-145 Plaza Blvd (CP2018-003) with contingencies.

Planning Department

1. Signatures:
 - 1) Dedication
 - 2) Notary
 - 3) North Alabama Gas
 - 4) Huntsville Utilities

Engineering Department

1. Submit Performance Letter of Credit
2. Submit sidewalk Letter of Credit

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye

Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

11. Willow Creek, Phase 2. (FP 2018-004)

Final Plat for 22 lots on 26.68 acres

Location: South of Browns Ferry Road, West of Shiloh Creek Drive

Applicant/Property Owner: Focus Investments, LLC

Applicant Comments

John Hoover of Mullins Engineering, representing the applicant, requested approval.

Staff Report

Mr. Blizzard stated that this request is for a final plat for 22 lots on 26.68 acres in the Willow Creek Subdivision which includes the construction of 1,410 linear footage of new streets. Mr. Blizzard also stated that the smallest proposed lot will have an area of 13,490 square feet and the average lot size will be 15,595 square feet. Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

Public Comments

Mr. Darryl Carol stated that he represented the Shiloh Run homeowner's association to the north of Willow Creek Phase 2. Mr. Carol stated that he is concerned about the safety of the children and pedestrians from increased vehicular traffic between communities, when Willow Bank Road is connected to Coach Lamp Lane.

Commission Comments

Mr. Wesson asked if Willow Bank Road and Coach Lamp Lane will be connected and linked both communities. Mr. Blizzard stated that no street connections would be done in this phase of the subdivision, however, a future phase development would require both stub streets to be connected per the City's regulation requirements for adequate ingress and egress in adjoining subdivisions.

Mr. Potter stated that it was difficult to decide not connecting stub streets solely on the basis of children playing in the street and without a traffic study that highlights a specific issue with the proposed connection.

Motion:

Mr. Brooks motioned to approve the certified plat for Willow Creek, Phase 2 (FP 2018-004) with contingencies.

Engineering Department

1. Performance LOC – \$91,473.00
2. Sidewalk LOC - \$41,246.40

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

12. Greenbrier Hill, Phase 1-B (CP 2018-004)

Certified Plat for 2 lots on 0.43 acres

Location: 4 Tubman Drive & 6 Tubman Drive (South of Tubman Drive, East of Faulkner Road).

Applicant: Madison Land Resources

Property Owner: Madison Land Resources, Lara & Patrick Reid

Applicant Comments

Charlie Murphy of Murphy Homes, representing the applicant, requested approval.

Staff Report

Mr. Blizzard stated that the purpose of the certified plat is to move a portion of the common side yard property line three inches into Lot 12A. Mr. Blizzard stated that this adjustment was the best solution for correcting the encroaching single-family dwelling recently constructed on Lot 13A, into the side-yard setback. Mr. Blizzard also stated that the property line in the rear yards will not be moved allowing the residents of Lot 12A to keep their entire rear yard.

Mr. Brooks asked if staff was ok with the jog in the property line in the rear yard between both properties. Mr. Blizzard stated that there are no regulations against it.

Mr. Wesson asked if this plat adjustment was reviewed by the Zoning Board of Adjustment (ZBA). Mr. Blizzard stated that it did not go before the ZBA and that the lot line adjustment was a better solution to correct the problem. Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Cowles motioned to approve Greenbrier Hills, Phase 1-B (CP 2018-004) with contingencies.

Planning Department

1. Signatures
 - 1) North Alabama Gas'
 - 2) Athens Utilities

Engineering Department

1. Side property line has to be one continuous straight line or relocate existing fence to new property line.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

(Public Hearing Closed)

13. Candlewood Suites (SP 2018-009)

Site Plan for an 81 room hotel on 2.79 acres

Location: North of Spenryn Drive, East of Sullivan Street)

Applicant/Property Owner: Nishant Meraiya

Applicant Comments

Kendal Sadler, the consulting engineer representing the applicant, requested approval. Mr. Saddler thank the staff of the Planning Department and the Engineering Department for their assistance on the project.

Staff Report

Mr. Blizzard stated that this is a site plan for a new four story hotel with 81 rooms on 2.79 acres and that there are three separate items to be decided on this project. Mr. Blizzard stated that this the applicant is requesting that a 15 foot wide landscape buffer be substituted for the required 50 foot landscape buffer along the north property line, the City's request for a fee in lieu for the sidewalks along Sullivan Street, and site plan approval. Mr. Blizzard stated that the existing line of trees provide a greater buffer than what is required. Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

Commission Comments

Mr. Potter stated that this project is a good example of the benefits of the City's flood control program.

Motion 1:

Mr. Seifert motioned to approve the substitution of the 50 foot buffer with a 15 foot wide landscaped buffer along the north property line. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried**Motion 2:**

Mr. Cowles motioned to approve a "fee in lieu" for the required sidewalk along Sullivan St. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Motion 3:

Mr. Brooks motioned to approve the site plan for Candlewood Suites (SP 2018-009) with contingencies

Planning Department

1. Wheel stops are required in parking spaces adjacent to internal sidewalks less than six feet.
2. A 5 ft. concrete sidewalk along Sullivan Street. Staff recommends a fee-in-lieu. See the "Technical Review Committee for staff's explanation.

Engineering Department

1. Submit ADEM permit

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

Location, Character & Extent

14. Huntsville Utilities Substation (LCE 2018-001)

Site Plan for an Electrical Substation on 0.93 acres

Location: North of Kyser Boulevard, West of Sullivan Street

Applicant: OMI

Property Owner: City of Madison

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this is a request for location, character & extent approval for a new Huntsville Utilities substation on 0.93 Acres. Mr. Blizzard stated that the new substation will allow the existing Huntsville Utilities Substation located on the east side of the Sullivan Street at the Kyser Boulevard intersection to be dismantled and removed. Mr. Blizzard also stated that the new facility will be a visual improvement compared to the existing, as a result of the

proposed landscaping. Mr. Blizzard reviewed the contingencies and indicated that staff recommends approval.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the location, character & extent for the Huntsville Utilities Substation (LCE 2018-001) with contingencies.

Planning Department

1. Indicate vinyl coating on chain link fence must be black. Add this note to the detail sheet as well as the site development plan.

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	----
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

New Business

None.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 7:02 p.m.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary

